

1876.

# RUSK COUNTY TEXAS.

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## Cheap Homes for 10,000 families.

Rusk County is one of the oldest settled counties in the State, and is the third in point of population. The land is, generally, very productive in its natural state and produces, with good cultivation, abundant crops of corn, cotton, potatoes, peas, tobacco, rice, sugar cane, oats, barley, rye and some wheat. Fruits of all kinds are profitably cultivated. The county abounds with good timber and lasting freestone water in every portion. Saw mills are located in almost every neighborhood, and lumber can be had at the mills at from \$9 to \$12 50 per thousand feet.

The society of Rusk County is as good as in any portion of the globe. The people are intelligent and law-abiding. The white people largely predominate, and elect all the county officers, and the laws are strictly enforced and the people secure in their persons and property. Taxation is light. Churches and schools are scattered all over the county, and are well supported by the people. The health of the people is, perhaps, unsurpassed in any country. The following flourishing villages are located in different portions of the county: Overton, on the International and Great Northern Railroad, London, Bellevue, Harmony Hill, Pine Hill, Caledonia, Mt. Enterprise, New Salem, Forrest Hill, Monroe, and Henderson the county seat, which is the terminus of the Henderson and Overton Railroad. There are no Indians in Rusk County, no lawlessness and crime, and no grasshoppers. Improved farms can be bought at from two to ten dollars per acre, generally at about four or five dollars, one-third cash, the balance on long time with interest. Unimproved lands sell at from one to three dollars per acre in most cases entirely on time to actual settlers. Land can be rented for one-third of the corn and one-fourth the cotton, with the houses, orchards, potato-patches and gardens thrown in. Or the land owners will furnish land, houses farming implements, teams and forage, and give the tenant half he can make.

The climate is very mild with

short winter and long, pleasant summers.

Stock cattle and hogs live in the woods all winter without being fed.

The county needs immigrants to cultivate the improved lands that have been lying out since the war for want of labor. An Immigration Society has been organized at Henderson to wait on them on their arrival, and assist them in finding homes to move to at once.

For any further information all parties contemplating coming to Rusk County are referred to the following persons who will answer letters of inquiry:

J. N. Still, Corresponding Secretary, Rusk County Immigration Society, Henderson.

R. R. Haltom and W. S. Moss Vice Presidents of the same, Henderson.

W. R. Daniels, Depot Agent, Overton.

J. M. Borton, Bellevue.

A. G. Shaw, Harmony Hill.

Geo. E. Prothro, Monroe.

W. H. Hill, Pine Hill.

Z. B. Garrison, Caledonia.

S. W. March or T. M. Matthews, Mt. Enterprise.

C. L. Nunnally, Forrest Hill.

Dallas Foreman, New Salem.

J. S. Hamilton, London.

J. M. Welch, Minden.

J. B. Murray, Aluna.

### LIST OF LANDS FOR SALE IN RUSK COUNTY.

W. C. Gibson, Henderson, has for sale 740 acres of land well improved, with 200 acres under fence, situated nine miles north of Henderson. Price \$4 per acre.

Also 1060 acres under fence situated on Sabine River, 1 mile south from Camden, and 20 miles north from Henderson. Price \$3 per acre. For particulars address as above.

S. A. Graham, Henderson, has for rent 275 acres cleared land, situated 11 miles due west from Henderson, convenient to 3 depots, viz.; Henderson, Overton and Troupe, 11 miles distant each, well watered and timbered, surrounded by good range. Term-renters furnish themselves, and pay one-third of the corn and one-fourth of the cotton produced on the place.

L. and J. E. Strickland, Henderson, Rusk county, Texas, has for sale or rent, 300 acres of land about 125 acres in cultivation; good orchard, very good buildings, excellent water and plenty of timber, soil easily cultivated and productive. Improved farming implements can be used without trouble. This farm is situated 9 miles west of Henderson the county seat, and about same distance from two stations on the I. & G. N. R. R. Price \$12.50, will be rented at customary rates if not sold. Address, L. and J. E. Strickland, Henderson, Rusk county Texas.

Ras Redwine, Henderson, Rusk county Texas, has 3,300 acres for sale or 600 for rent, 1000 acres of the above, hickory and black jack land, rather scarce of rail timber, but lumber can be purchased at the mills within a few miles at \$10 per 1000. Gin house and press, running gear all complete, frame dwelling house with five rooms, three of them ceiled and finished complete, all built since the war; tract well watered and 75 acres in cultivation.

This land is on a public road leading to Henderson and within five miles of the depot. Price, \$3.50 per acre, 1-3 or 1-4 down, the remainder 1 and 2 years, with 10 per cent interest. For particulars address as above.

Ras Redwine, Henderson, Rusk county, has 800 acres for sale, or 225 acres for rent, situated within 6 miles of Henderson, Rusk county, the terminus of the Overton & Henderson Railroad. Rusk county is one of the most populous counties in the State, and Henderson, the county-seat, can boast of one of the finest schools in Texas. Soil, chocolate, free from gravel, timber heavy growth of black-haw, etc. 225 acres under good fence. Price \$5 per acre, one-third cash, the balance in 1 and 2 years, with 10 per cent interest. If not sold will be rented or worked on the shares to suit the convenience of applicants.

Also 400 acres for sale, or 115 acres for rent, situated 6 miles northwest from Henderson, and 8 miles from the I. & G. N. R. R.; two churches within two miles—Methodist and Presbyter-

rian. Soil, red-oak and bottom land, as fine timber as can be found in eastern Texas. fine springs and creeks, and every acre tillable; two settlements, one with 45 acres in cultivation, the other, 75 acres, nearly all the land fresh cleared within the last three years. Price \$6 per acre, one-third cash, the balance in 1 and 2 years, with 10 per cent interest. If not sold, will be rented for one-third of the corn and one-fourth of the cotton.

Also 320 acres for sale or 33 acres for rent, 7 miles from Henderson, 35 acres under fence, two years old, fine spring range, and outlet for stock. Will sell the entire tract for \$3 per acre, one-third cash, the balance in 1 and 2 years, with 10 per cent interest. To a party who will move upon the land and improve it, a long credit will be given without advance payment, or will sell in quantities to suit purchasers, at \$4 per acre, one-third cash, the balance in 1 and 2 years.

Also 320 acres for sale, 10 miles west of Henderson, improved. Will sell on time at \$2 per acre, with 10 per cent interest from date of sale.

Also 200 acres for sale, or 60 acres for rent, 7 miles from Henderson, the terminus of the Overton & Henderson Railroad, on a public road, one-half mile from church; 60 acres under fence, upland and bottom land, 17 acres black-gum meadow land, is being cleared, that will produce sugarcane, cotton, corn, potatoes, &c., and can be irrigated by closing the ditches. This tract of 17 acres is worth \$75 00 per acre to any one who intends to farm. Will sell the entire tract at \$6 per acre, one-third cash, the balance in 1 and 2 years, with 10 per cent interest.

Soutell and Redwine, Henderson, Rusk county, have 500 acres for sale or 175 acres for rent, situated within one mile of Henderson depot and three-fourths of a mile from Henderson college, good improvements, spring and well water, fine timber, 185 acres under good fence, good range and outlet for cattle, which keep fat in the woods until January. Price, \$10 per acre. For particulars apply as above.